



**COMMUNITY DEVELOPMENT DEPARTMENT**

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**Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov)**

**PLANNING COMMISSION**

**TUESDAY, JULY 30, 2002**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**COMMISSIONERS**

**CHAIR GENO ACEVEDO  
VICE-CHAIR JOSEPH MUELLER  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER ROBERT ENGLES  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER RALPH LYLE  
COMMISSIONER CHARLES D. WESTON**

**WORKSHOP AND REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH**

**GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**  
**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**WORKSHOP:**

1. **VTA Presentation on Best Practices for Integrating Transportation and Land Use.**

**MINUTES:** June 11, 2002 and July 9, 2002

**OLD BUSINESS:**

2. **ZONING AMENDMENT, ZA-01-23: COCHRANE-IN-N-OUT BURGER:** A request for approval to amend the precise development plan for the planned unit development located at the northwest quadrant of Cochrane Rd. and Hwy 101 to allow for an approximate 3,250 sf drive-thru restaurant. The subject site was originally approved for a 6,300 sf sit-down restaurant. (APN 726-33-023)

**Recommendation:** Adopt Resolution No. 02-60, recommending City Council denial of the zoning amendment.

**NEW BUSINESS:**

3. **SUBDIVISION, SD-02-03/DEVELOPMENT AGREEMENT, DA-02-03: HALE-GLENROCK/SHEAHOMES:** A request for approval of development agreement and an eleven-lot subdivision of a 3.25 acre portion of the 69-acre Capriano project located on the south side of Tilton Ave. between Hale Ave. and Monterey Rd. in the R-12,000 Residential Planned Development zoning district. (APN 764-09-031)

**Recommendation:** Adopt Resolution Nos. 02-61 (subdivision) and 02-62 (development agreement), with recommendation to forward to the City Council for approval.

**OTHER BUSINESS:**

4. **STANDARDS FOR RESIDENTIAL AND PRIVATE STREETS:** A discussion regarding the location of sidewalks and street trees along local streets.

**Recommendation:** Discussion

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**5. STREET FRONTAGE LANDSCAPE REQUIREMENTS FOR NORTH MONTEREY ROAD:**

Recommendation: Discussion

**TENTATIVE UPCOMING AGENDA ITEM FOR THE AUGUST 13, 2002 MEETING:**

- **UP-01-01: Condit-Patel**
- **SD-02-02: Cochrane-Coyote Estates**
- **DA-02-02: Cochrane-Coyote Estates**
- **SDA-00-15: Hale-Delco/Sheng**
- **RDCS Quarterly Report**

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

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**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**

**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at*

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*the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

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